

Committee Minutes

Development Quality Sub-Committee of the Planning Committee

Edinburgh, 18 May 2005

Present:- Councillors Davies (Convener), Gilmore, The Hon David Guest, Hunter, Laing, Longstaff, Lowrie, Munro, Murray, Tritton and Wigglesworth.

Also Present:- Councillors Edie and Shiels.

1 1B West Coates (Donaldson's College) - Change of Use of College to form Residential Apartments, Erect New Build Residential Flats, Internal and External Alterations and Demolition

Applications had been received for planning permission, listed building consent and conservation area consent (04/03624/FUL, 04/03624/LBC and 04/03624/CON) at 1B West Coates (Donaldson's College) to alter and change the use of the college to form 63 residential apartments, erect 72 new build flats, convert the gatehouses to two dwellings and associated landscaping, parking and access, and demolish ancillary buildings.

The site was visited on 9 May 2005.

The Director of City Development reported on the applications.

Supporting information from the applicant and letters of representation commenting on the proposals had been received from the West End Community Council, Donaldson Area Amenity Association, Magdala Crescent Gardens and Residents' Association, Spokes, CTC Scotland, Sustrans, the Cockburn Association and 15 members of the public.

West End Community Council had withdrawn its request to be heard at this meeting, but asked that its written comments be taken into consideration.

Richard Murphy (Agent) and Kevin Whitaker (CALA Evans Restoration Ltd) were heard on behalf of the applicant.

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The Sub-Committee then heard Mr Sandy Scotland on behalf of those commenting on the proposals (Spokes, Cyclists' Touring Club and Sustrans).

Members of the Sub-Committee then asked questions of the various parties present.

Councillor Davies thanked all parties present for their respective contributions.

Decision

- 1) To grant planning permission subject to:
 - a) The conditions contained in the report by the Director of City Development.
 - b) A legal agreement.
- 2) To request the Director of City Development to investigate measures to secure public access to the cycleway/pedestrian link at Magdala Crescent.
- 3) To indicate intention to grant listed building consent and conservation area consent subject to the conditions contained in the reports by the Director of City Development and subject to the views of the Scottish Ministers

(Reference - reports by the Director of City Development, submitted.)

Declarations of Interest

Councillor Lowrie declared a non-financial interest in the above item as a Governor of the Donaldson Trust and took no part in the consideration of this item.

Councillor Davies declared a non-financial interest in the above item as a member of Sustrans.

Councillors Gilmore and Munro declared non-financial interests in the above item as members of Spokes.

2 18 Hermitage Park - First Floor Bedroom Extension

A planning application (05/00716/FUL) had been received for a proposed first floor bedroom extension to the rear of the property at 18 Hermitage Park.

One letter commenting on the proposals had been received

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Motion

To grant planning permission subject to the condition contained in the report by the Director of City Development.

- moved by Councillor Davies, seconded by Councillor Munro.

Amendment

To continue consideration of the application for a site visit.

- moved by Councillor Tritton, seconded by Councillor Lowrie.

Voting

The amendment was carried by 5 votes to 3.

Decision

To continue consideration of the application for a site visit.

(Reference - report by the Director of City Development, submitted.)

3 Applications

The Sub-Committee considered the remaining items on the agenda.

Councillor Edie was heard as local ward member in respect of agenda item 6 (187 Clermiston Road, Edinburgh Capital Hotel).

Councillor Shiels was heard as local ward member in respect of agenda item 20 (39b Watson Crescent).

Decision

To agree as detailed in the Appendix to this minute.

(Reference – reports by the Director of City Development, submitted.)

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APPENDIX

(As referred to in item 3 of the foregoing minute)

Note: Detailed conditions/reasons for the following decisions are contained in the statutory planning register.

Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
3	1B West Coates (Donaldson's College) (04/03624/FUL)	(a) Change of use from college and sub-division to form 63 residential apartments, erect 72 new build residential flats, convert existing gatehouses to two individual dwellings and associated landscaping, parking provision and access.	1. Grant conditional planning permission subject to legal agreement. 2. To request the Director of City Development to investigate measures to secure public access to the cycleway/ pedestrian link at Magdala Crescent.
	(04/03624/LBC)	(b) Convert college to 63 residential apartments, involving external and internal alterations.	Indicate intention to grant conditional listed building consent subject to the views of the Scottish Ministers.
	(04/03624/CON)	(c) Demolish post-1948 ancillary buildings to main Playfair building.	Indicate intention to grant conditional conservation area consent subject to the views of the Scottish Ministers.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
Declarations of Interest			
Councillor Lowrie declared a non-financial interest in item 3 above as a Governor of the Donaldson Trust and took no part in the consideration of this item.			
Councillor Davies declared a non-financial interest in the above item as a member of Sustrans.			
Councillors Gilmore and Munro declared non-financial interests in the above item as members of Spokes.			
4	58 Albany Street (05/00063/FUL)	Car parking for total of 2 spaces.	Grant conditional planning permission.
5	17 Buckstone Row (05/00898/FUL)	Double detached garage.	Grant planning permission.
6	187 Clermiston Road (Edinburgh Capital Hotel) (04/04638/FUL)	Extensions and alterations to provide 28 additional bedrooms with associated alterations to car park.	Continued for: 1. A site visit. 2. Further information on the parking provision, arrangements and circulation details, including coach parking. 3. Information on the number of coaches using the hotel.
7	12 Cramond Road South (05/00555/FUL)	Proposed two storey extension to gable end of house.	Refuse planning permission.
8	48 Drylaw Crescent (05/01191/FUL)	Erection of domestic garage (in retrospect).	Grant planning permission.
9	30E Frogston Road East (Mortonhall Caravan Park, Mortonhall Estate) (05/00461/FUL)	(a) Extensions to reception unit to form larger shop and office, games room and TV lounge.	Grant planning permission.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
	(05/00462/FUL)	(b) Extension to manager's dwelling to form enlarged kitchen and new bedroom.	Grant planning permission.
10	18 Hermitage Park (05/00716/FUL)	Proposed first floor bedroom extension.	Continue for a site visit. (Agreed on a division – see item 2 of the foregoing minute.)
11	29 Hillview Drive (05/00829/FUL)	Attic conversion and extension to rear.	Grant planning permission.
12	52 Kingsknowe Drive (05/00890/FUL)	Erect garage.	Grant planning permission.
13	527 Lanark Road West, Balerno (05/00255/FUL)	Alteration of rear garden boundaries from hedge to 1.8 metre timber fence, revision of rear boundaries of plots four and five, change in use from open space to private garden ground (amended to revised boundary for plot 4 only)	Grant conditional planning permission subject to the following additional condition that notwithstanding details shown on the submitted drawings, the western boundaries of plots 2 and 8 shall be established as hedging.
14	2 Lasswade Road (04/04622/FUL)	Proposed change of use from warehouse to hot food shop.	Refuse planning permission.
15	8 Peatville Gardens (05/01069/FUL)	Erection of a conservatory.	Grant planning permission.
16	76 Portobello High Street (Amusement Centre) (05/00572/FUL)	New commercial unit and 2 flats above, new block of flats (3 stories + basement parking) to rear.	Grant conditional planning permission subject to legal agreement.
17	86 Saughtonhall Drive (05/01106/FUL)	Extension to rear of dwelling house.	Grant planning permission.

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Agenda Item No.	Address/ Reference No	Details of Proposals	Decision
18	5 Seaforth Terrace (05/01107/FUL)	French doors to rear garden.	Grant planning permission.
19	26 Strathalmond Road (05/00506/FUL)	Erection of single storey extension to rear of property.	Grant planning permission.
20	39B Watson Crescent (05/01004/FUL)	Redevelopment of site to form 1 dwelling.	Continue: <ol style="list-style-type: none"> <li data-bbox="1050 719 1318 752">1. For a site visit. <li data-bbox="1050 792 1442 1037">2. To request the Director of City Development to clarify questions of principle of development on this site and access to the canal.